



Rochester Building Safety Department
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ROCHESTER HOUSING CODE

What is the “Housing Code of the City of Rochester”?

The Housing Code is made up of ordinances adopted by the City Council - Chapters 32 through 38 in the Rochester Code of Ordinances (R.C.O.). The Housing Code ordinances were first adopted by the City Council in 1967 because they concluded it was in the best interest of the citizens of Rochester to adopt a code that addresses structures used for dwelling purposes. The Housing Code pertains to all dwellings within the city, including owner occupied. The code addresses dwellings in the areas of structural integrity, fire safety, overcrowding, unsanitary conditions, and site conditions. Every dwelling unit must comply with the minimum standards and maintenance standards set forth in the code. The Housing Code is administered and enforced by the Building Safety Department.

What is a Rental Housing Certificate? When is one needed?

In R.C.O. Chapter 38, the code establishes a requirement for anyone renting a dwelling to another person to obtain a license known as a “rental housing certificate”. A dwelling is considered rental when someone other than the owner occupies the dwelling, whether money is exchanged or not. This includes single family homes when the owner does not occupy the home, but **does not** include hotels, motels, rooming houses, nursing homes, and hospitals which are licensed by other agencies. Renting without a certificate is a misdemeanor punishable by up to a \$1000 fine, 90 days in jail, or both.

An inspection is completed every two years to check for compliance with the Housing Code. The certificate issued verifies the dwelling is in compliance with the Housing Code and all other applicable codes and is valid for two years. The certificate must be renewed every two years, with the renewal fee based on the number of units to be rented. Rental certificates must be transferred within 30 days after a property is sold.

How do I obtain a “Rental Housing Certificate” for my property?

To obtain a rental housing certificate an application must be submitted to Building Safety. The Planning Department must review the application for zoning requirements. An onsite inspection is scheduled with a Building Safety Inspector to verify compliance with the Housing Code. If deficiencies are found, the violations must be corrected. When the corrections are completed, a reinspection is conducted to verify compliance. .

How do I to renew my “Rental Housing Certificate”?

Once your rental is registered with the city, you will receive notification of renewal fees due and a request for an inspection approximately 90 days before your certificate expires. You must call the Building Safety Department to schedule an inspection before the expiration date, allowing enough time to complete any corrections and reinspections before the rental housing certificate expires. When the renewal fee has been paid and the inspection approved, the rental housing certificate can be issued.

How can I get more information?

You can get more information pertaining to the Housing Code by going to www.rochestermn.gov and click on **Rochester Code of Ordinances**. You may also contact the **Building Safety Department** at **281-6133**.